

RETAIL UNIT TO LET

BRENTWOOD

UNIT 11, THE BAYTREE CENTRE



Description

The Baytree Shopping Centre is situated in the middle of Brentwood Town Centre and is anchored by **Wilko, WH Smith** and **Sportsdirect**. The subject property is adjacent to **Wilko** and other retailers in the scheme include **Card Factory, The Body Shop, EE, Holland & Barrett, Claire's** and **CEX**. Other retailers nearby and on the High Street include **M&S, Nando's, Waterstones** and **Sainsbury's**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over first floor with rear loading access, comprising the following areas and dimensions:

Gross Frontage	13 ft 2 ins	(4.01 m)
Splay Frontage	8 ft 9 ins	(2.67 m)
Return Frontage	50 ft 9 ins	(15.47 m)
Internal Width	18 ft 5 ins	(5.61 m)
Retail Depth	61 ft 10 ins	(18.85 m)
Sales Area	1,107 sq. ft.	(102.84 sq. m)
Storage Area	973 sq. ft.	(90.39 sq. m)
Total	2,080 sq. ft.	(252.51 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Rent

£28,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £10,673.23 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£28,250
UBR (20/21)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 72. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

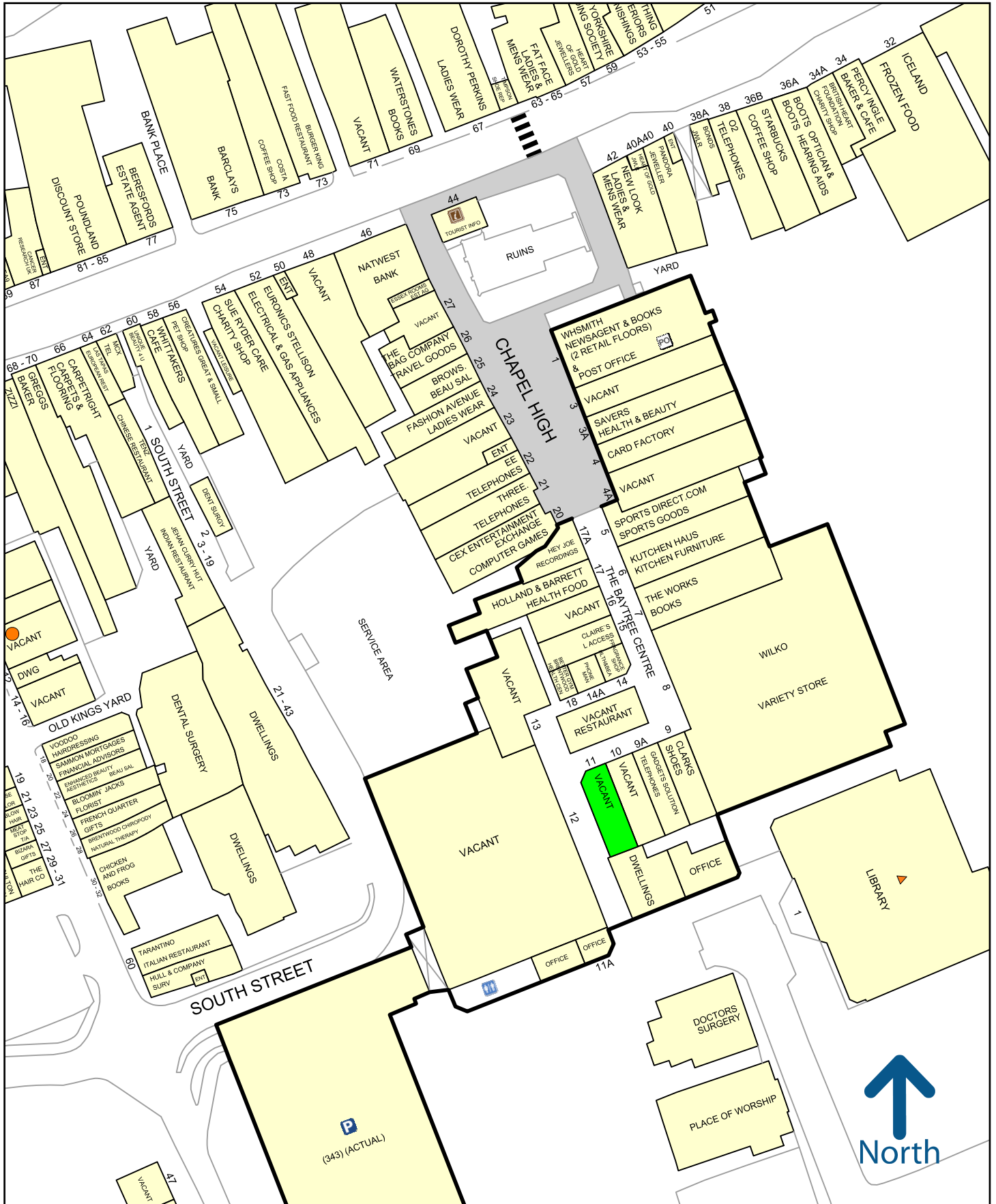
Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or, **Mass & Co**, contacting:

Mark Mannering 01277 201300
mark.mannering@massandco.com

Subject to Contract



Experian Goad Plan Created: 04/07/2020
Created By: Green and Partners

50 metres



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